

±2,400 SF ON 0.95 ACRES AVAILABLE FOR SALE

2700 S QUEEN STREET, YORK, PA 17403

FOR SALE

Investment Highlights

- Existing ±2,400 SF Freestanding Building on 0.95 AC of Land with Pylon Signage
- Multiple Points of Access from Main Roads
- Zoned CS (Commercial Shopping) allowing for several options of uses
- Great Redevelopment Opportunity
- 15 Minute Drive from York City and 10 Minute Drive Time from Red Lion
- Well Positioned on S Queen Street with 23,618 VPD



COLDWELL BANKER
REALTY



Messina Group

CONTACTS

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Allegheny Drive 6,357 VPD

74

S Queen Street 23,918 VPD

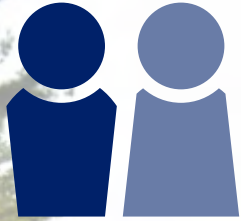
**±2,400 SF ON
0.95 ACRES**

PYLON

AERIAL

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2700 S QUEEN STREET, YORK, PA 17403



1 Mile

3 Miles

5 Miles

2024

POPULATION

4,832

36,279

127,659

2024

HOUSEHOLDS

1,948

14,537

49,447

**AVERAGE HOUSEHOLD
INCOME**

\$103,252

\$92,484

\$81,484

DAYTIME

EMPLOYEES

2,607

14,691

58,430

TRAFFIC COUNTS

S Queen Street

Allegeny Drive

23,618 VPD

6,367 VPD

DEMOGRAPHICS



14,005 VPD

182

DOLLAR GENERAL



ROYAL FARMS

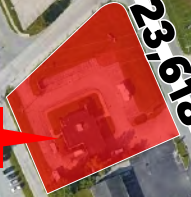


74

DUNKIN'

PROPOSED
95+
Town Home
Community

SUBJECT



23,918 VPD



SUBWAY

LOCAL RETAIL



West York

York York

LONGSTOWN

Locust Grove

York State Fair

Valley View

Queensgate Towne Center

Lidl

Grantley

WellSpan York Hospital

weis

RC THEATRES

CommunityAid
THRIFT STORE & DONATION CENTER

Tyler Run-Queens Gate

South York Plaza

GIANT

H&R BLOCK Starbucks

LIDL

WELLSPAN York Hospital

South York Value Center

PriceRite JOANN

More Valley

Windsor Commons

GIANT

FINE WINE & GOOD SPIRITS

H&R BLOCK DOLLAR TREE

WELLSPAN York Hospital

Spry

SUBJECT

Cape Horn Square

weis

DOLLAR GENERAL

The UPS Store UPS

24

MAVIS DISCOUNT TIRE

ALDI

RITE AID

DOLLAR GENERAL

Advance Auto Parts AutoZone

Leaders Heights

ARLINGTON PARK

3 MILES

Yoe Valley

Howard Tunnel

Jacobus

74

Dallastown

Red Lion

AMLEYN GARDENS

Dairyland Square

Jerry's Smokehouse

ExtraSpace Storage

FAMILY DOLLAR

Valleys

Loganville Loganville

MARKET